FROM BLIGHT TO BRIGHT
A BOLD VISION FOR THE FUTURE

Future Land Use Plan

The Future Land Use Plan provides a vision for the future of the neighborhood. The future land use plan embraces the neighborhood's assets and builds on the Youngstown 2010 Vision principles. The elements of the future land use plan are described below.

Historic Residential

The northern portion of the neighborhood has been designated as historic residential. This section of the neighborhood was selected for designation as historic residential because of the Volney Road Historic District. The homes are rich in architectural and historical value and are treasures well worth preserving for future generations of residents.

Residential

Existing residential areas have maintained their residential designation. However, the residential area has been decreased due to concentrations of vacancy. The reduction in residential area embraces Youngstown's status as a smaller city and attempts to right-size the neighborhood accordingly.

Institutional

An institutional node has been established along the central portion of the Glenwood Avenue corridor. The node was established to strengthen the existing institutional uses within this area including the Rescue Mission Service and Distribution Center, Victory Lutheran Church and the Youngstown Playhouse.

Commercial

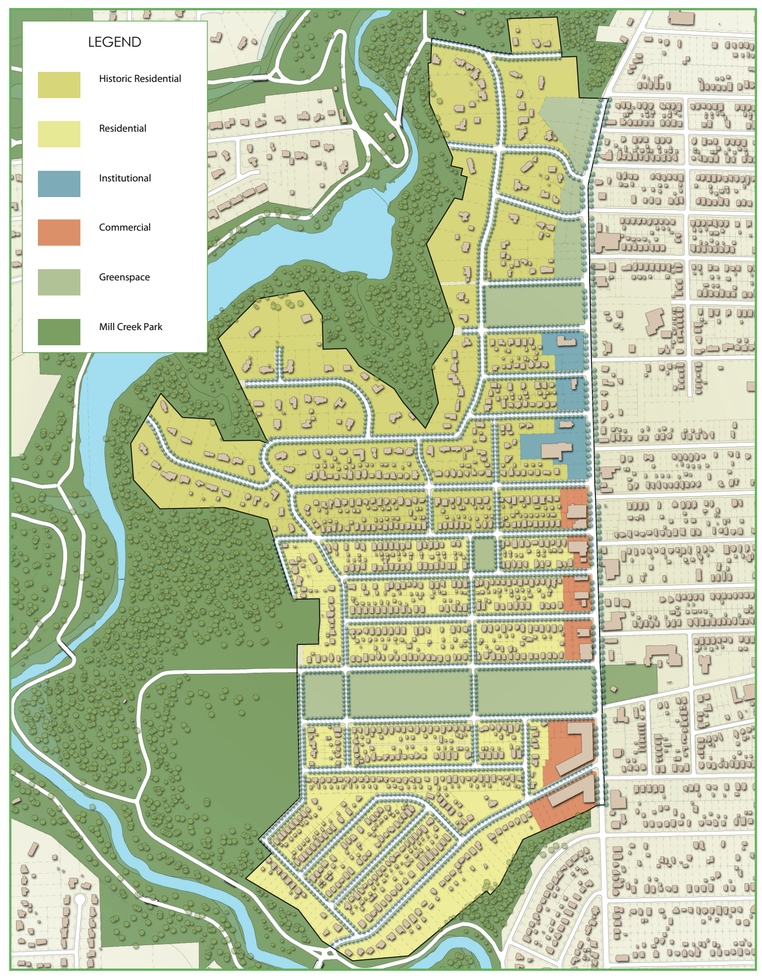
A commercial node was established to create a walkable retail center and strengthen existing viable businesses. Commercial designation along the corridor was decreased because the population is no longer sufficient to support commercial uses the entire length of the corridor.

Greenspace

The future land use plan adds a significant amount of new greenspace to the neighborhood. Areas of concentrated vacancy have been designated as greenspace. The introduction of new greenspaces will increase the value of the remaining properties and attract residents and investors back to the neighborhood.

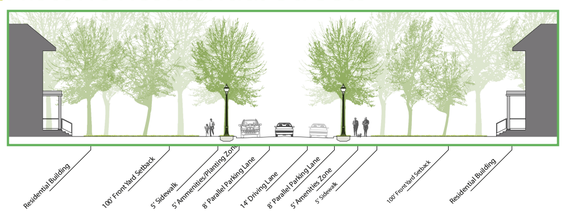
Mill Creek Park

The boundaries of Mill Creek Park have been expanded to include the Idora Park site. This was the only logical designation for the space. The site has been vacant since 1984 and has potential to be a focal point of the neighborhood as opposed to a sad reminder of yesteryear.

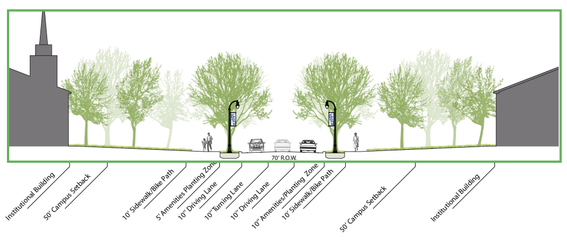


Street Typologies

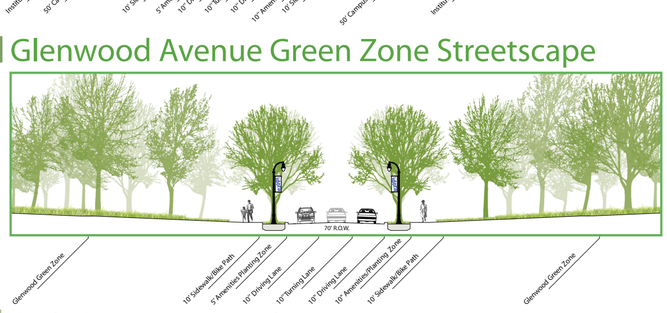
Historic Residential Streets



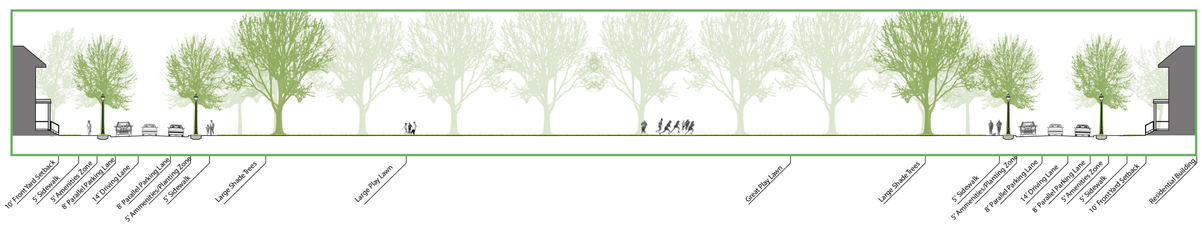
Glenwood Avenue Institutional Streetscape



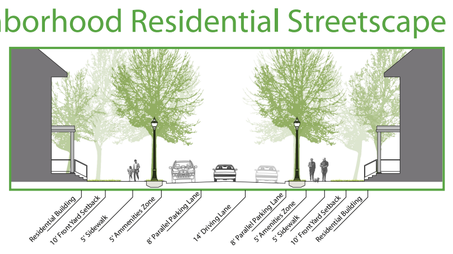
Glenwood Avenue Green Zone Streetscape



Parkview Promenade



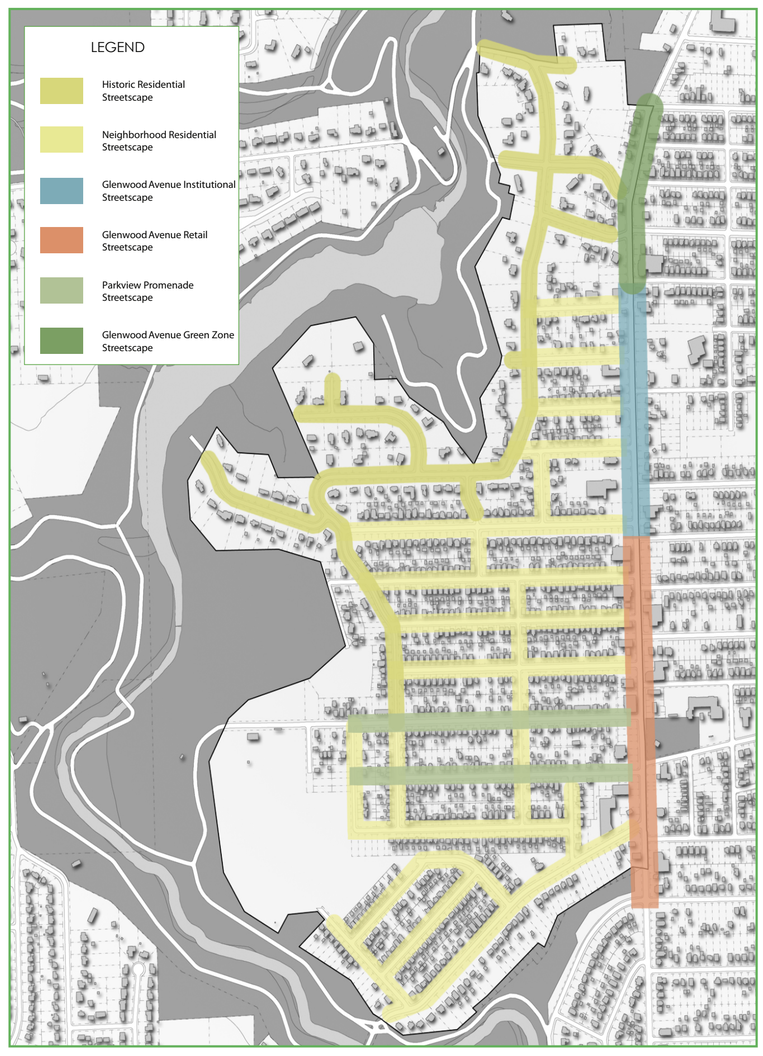
Neighborhood Residential Streetscape



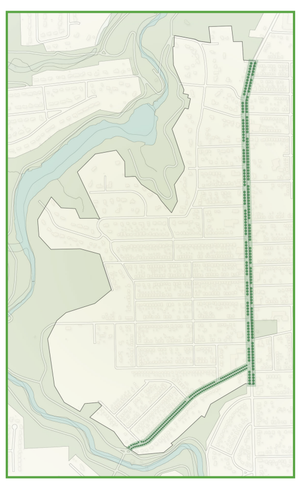
Glenwood Avenue Retail Streetscape

Green Zone and Street Key Elements

- Pedestrian Scale Lighting
- Street Trees
- Large Shade Trees
- Trash Cans
- Bioswales
- Traffic Calming
- Brick Streets

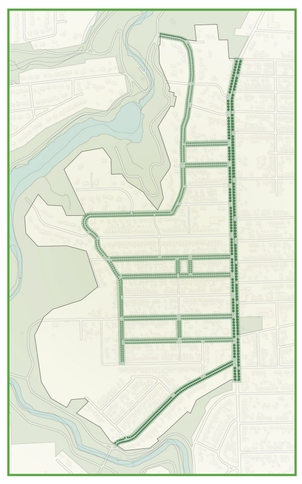


Street Tree Planting Strategy



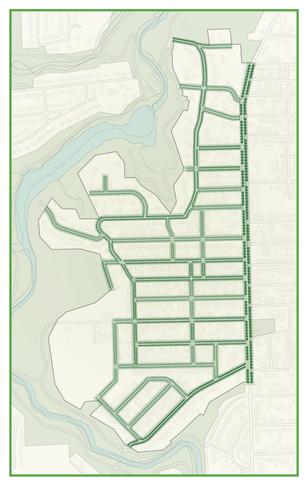
Phase 1: Major Roads and Neighborhood Gateways.

These roadways handle significant traffic volume and are the gateways to the neighborhood. Planting hearty street trees along the roadways will make the corridors more appealing and walkable.



Phase 2: Major Interior Neighborhood Roads and Roads Surrounding Parkspace.

The second phase of street tree plantings should occur along major interior roadways and roadways bordering parkspace. Street trees will provide a buffer from traffic along the two corridors and enhance the streetscape.



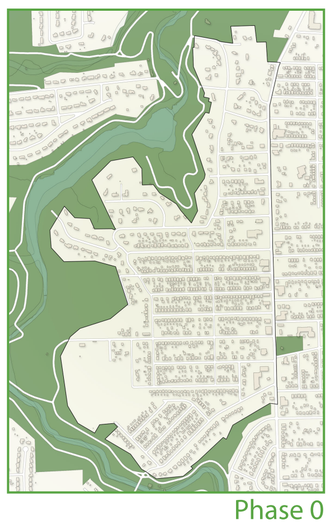
Phase 3: All Local Neighborhood Streets.

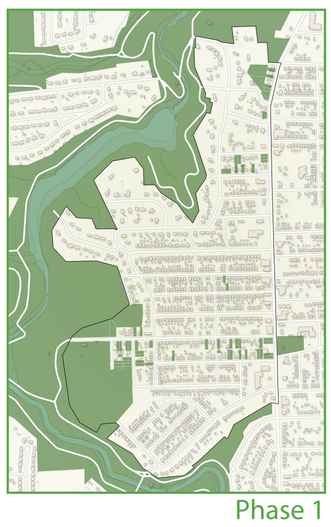
The final phase of the street tree planting project all remaining neighborhood streets should be planted. This will complete the greening of the neighborhood with new trees.

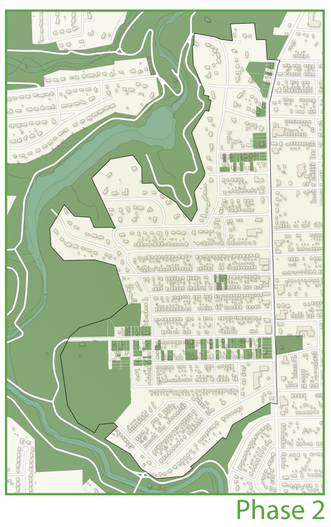
Gray to Green

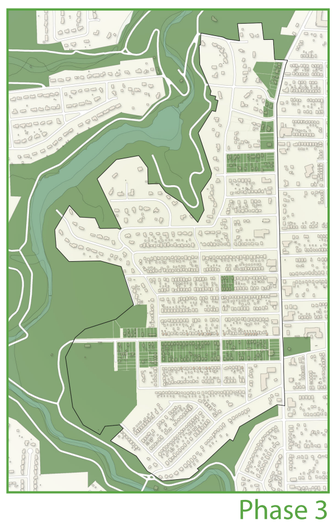
Greenspace Phasing: The greenspace phasing process develops a systematic approach to developing new greenspaces over time within the neighborhood. The phasing process builds off the abundance of existing vacant land and structures. The greenspaces will create a healthy and vibrant neighborhood known for parks, but much different than its Idora namesake. Realization of the greenspace phasing process is a critical component of the future land use plan.

Phase 0: Existing Green and Park Space	Existing
Phase 1: Convert Vacant Lots to GeenSpace	Years 0-5
Phase 2: Convert Vacant Structures to GreenSpace	Years 5-10
Phase 3: Strengthen Park Edges with Infill Housing and Complete GreenSpaces	Years 10-20


Phase 0


Phase 1


Phase 2


Phase 3